OREEN RECEIVED FOR FILING
11/30/94
EV. A. Hoval

IN RE: PETITION FOR SPECIAL HEARING * NE/S Harris Mill Rd., 1200 ft.

E of c/l Mitchell Road

2300 Harris Mill Road

7th Election District 3rd Councilmanic District Mark S. Morrill, et ux Petitioners BEFORE THE

ZONING COMMISSIONER

OF BALTIMORE COUNTY

CASE No. 95-8-SPH

CASE NO. 95-6-8Pr

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Special Hearing for the property located at 2300 Harris Mill Road in the northern section of Baltimore County. The Petition is filed by Mark S. Morrill and Melinda B. Morrill, his wife, property owners. Relief is requested to permit a non-density transfer of an area of land zoned R.C.2 to an appropriately zoned area, zoned R.C.4, for the purpose of creating a single building lot. The requested relief and subject property are more particularly shown on Petitioners' Exhibit No. 1, the plat to accompany the Petition for Special Hearing.

Appearing at the requisite public hearing held for this case was Mark S. Morrill, one of the property owners. Also present was Robert S. Rosenfelt, a professional engineer from Colbert, Matz, Rosenfelt & Woolfolk, Inc. Appearing as interested persons/Protestants were Dr. Richard W. McQuaid and Gloria McQuaid, his wife, residents of the subject locale.

Testimony and evidence offered was that the entire tract at issue is 39.52 acres and is located in northern Baltimore County. In fact, the northern border of the site abuts the Mason-Dixon line and Pennsylvania. The property is split zoned, with approximately 27.3 acres zoned R.C.2 and 12.2 acres zoned R.C.4. Presently, the site is improved with a single family dwelling located on that portion of the site known as lot No. 1. Lot No. 1 contains six acres and has frontage on Harris Mill Road. The rear of the

COURT RECEIVED FOR PLING

property is unimproved and is shown on the site plan as proposed lots 2 and 3. Lot No. 2 will be the largest lot, containing approximately 32 acres. A single family dwelling will be constructed on that lot. Lot No. 3 will be 1.5 acres and is also shown for construction as a single family dwelling. Apparently, lot No. 3 will not be developed immediately but is proposed for future construction. Moreover, a large conservancy area will be dedicated of that portion of the property zoned R.C.4, as shown on the site plan.

Mr. Morrill indicated that he and his wife presently live on lot No.

1. However, if the special hearing relief is granted, the lot will be sold and he will occupy the proposed house on lot No. 2. As noted above, lot No.

3 is planned as an option for future development.

In addition to the site plan, other exhibits were offered at the hearing, including photographs and a copy of a letter from Mr. Morrill to Wally Lippincott of the Department of Environmental Protection and Resource Management (DEPRM). The photographs show the use of the site including the farming activities which occur thereon. Moreover, Mr. Morrill's letter indicates that he intends to farm both fields to the front and rear of the existing house through the next six years. A Zoning Plans Advisory Committee (ZAC) comment was also received from DEPRM. That agency does not object to the proposed plan for so long as development of the property complies with environmental regulations and the proposed subdivision of the R.C.2 portion of the property does not split up the prime and productive soil areas. The Petitioner indicated a willingness at the hearing to abide by DEPRM's recommendations in this regard. Thus, development of the site will be subject to DEPRM's approval and compliance with the items contained within their ZAC comment dated August 2, 1994.

Si agle Family Howes







THE SAGAMORE HOUSE

MICROFILMED

Glyndon Gate • 4 Glyndon Gate Way • Glyndon, Maryland 21136-9998 • (410) 526-GATE

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the Petition for Special Hearing should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 30 day of November, 1994 that approval to permit a non-density transfer of an area of land zoned R.C.2 to an appropriately zoned area, zoned R.C.4, for the purpose of creating a single building lot, be and is hereby GRANTED subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

- 1. The Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
- 2. The Petitioners shall comply with all recommendations and requirements of DEPRM relating to the development of this site, including, but not limited to, those comments contained within the ZAC comment from DEPRM dated August 2, 1994.
- 3. There shall be no additional subdivision of the entire tract other than as shown on the site plan. Moreover, there shall be no transfers of density units to offsite properties.

LES:mmn

LAWRENCE E. SCHMIDT Zoning Commissioner for Baltimore County

march

Baltimore County Government Zoning Commissioner Office of Planning and Zoning



Suite 112 Courthouse 400 Washington Avenue Towson, MD 21204

(410) 887-4386

November 29, 1994

Mr. and Mrs. Mark S. Morrill 2300 Harris Mill Road Parkton, Maryland 21120

RE: Case No. 95-8-SPH

Petition for Special Hearing

Mark and Melinda B. Morrill, Petitioners

Location: 2300 Harris Mill Road

Dear Mr. and Mrs. Morrill:

Enclosed please find the decision rendered in the above captioned case. The Petition for Special Hearing has been granted, with restrictions, in accordance with the attached Order.

In the event any party finds the decision rendered unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Appeals Clerk at 887-3391.

Very truly yours,

LAWRENCE E. SCHMIDT Zoning Commissioner

for Baltimore County

LES:mmn encl.

cc: Mr. Robert S. Rosenfelt, P.E.



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at

2300 HARRIS MILL ROAD

which is presently zoned R.C. 2 &

This Petition shall be filed with the Office of Zoning Administration & Development Management.

R.C. 4

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

A NON-DENSITY TRANSFER OF AN AREA OF LAND ZONED R.C. 2 TO AN APPROPRIATELY ZONED AREA ZONED R.C. 4 FOR THE PURPOSE OF CREATING A SINGLE LOT.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

			legal owner(s) of the property which is the subject of this Petition
Contract Purchaser/Lessee			Legal Owner(s)
			MARK S. MORRILL
(Type or Print Name)			(Type or Print Name)
Signature		,	Signature
Address			MELINDA B. MORRILL (Type of Print Name)
			main De R Morriel O
City	State	Zipcode	Signature 15. 1 45 CCC
			2300 HARRIS MILL ROAD 343-1161
Altorney for Petitioner:			Address Phone No
			PARKTON, MD 21120
(Type or Print Name)			City State Zipcode Name, Address and phone number of representative to be contacted.
Signature			RICHARD E. MATZ
aignature			Name 3723 OLD COURT ROAD, STE. 206 653-3838
Address	Phone No	o.	Address Phone No. BACTIMORE, MD 21208 OFFICE USE ONLY
City	Slale	Zipcode	ESTIMATED LENGTH OF HEARING unavailable for Hearing
		Applicate Manual Contraction of the Contraction of	the following dates 15% Next Two Months
5 0 50 50		•	REVIEWED BY: 200 K DATE 7/11/44
	the leave Li		HEVIEWER BIT - // - JC DATE // / / /

95-8-5PA

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Townen, Maryland

District 2th	Date of Posting 1/23/94
Posted for Special Hearing	
Petitioner: Morte & Molin da Morrill	,
Location of property: 2300 Horris Mill RJ.	NE/S
Location of Signs: Facing Youd way, on propo	only bring sons &
Remarks:	
Posted by Military	Date of return: 7/29/94
Number of Signs:	MILLIANE, I



NOTICE OF HEARING

The Zening Commissioner of Baltimore County by authority of the Zening Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 108 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 2104 of Towson, Maryland 2104 of Towson, Maryland Countouse, 400 Weshington Avenue, Towson, Maryland

21204 as 10/10WE

COM: #95-8-5PH

2300 Harris Mill Road NE/S Harris Mill Road 1200 E of o/ Mitchell Road 7th Election District 3rd Gounolimenic

Patitioner(s):
Mark S. Morrill and
Mainda B. Morrill

Hearing: Friday, August 12, 1994 at 11:00 a.m. in Rm. 106, County Office Bidg.

Special Hearing to approve a non-density transfer of an area of land zoned R.C.-2 to an appropriately zoned area, zoned R.C.-4, for the purpose of creating a single fot.

LAWRENCE E. SCHMIDT Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Hendicapped Accessible; for special accommodations Please Call 887-3353

(2)For information concerning the File and/or Hearing, Please Call 887-3391, 7/305 July 28.

CERTIFICATE OF PUBLICATION

TOWSON, MD.,

THIS IS TO CERTIFY, that the anaexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of successive weeks, the first publication appearing on 1, 19 27.

THE JEFFERSONIAN,

LEGAL AD. - TOWSON

MORGALINE



To It mero Com to Zoning Administration & Development Management 111 Post Chesupeake Avenue Tousou, Marykad 21204

Date 7/11/44

Mark. S. Morrill - 2300 Harris Mill Road

080 - I sign posting - \$ 35.00

Total - 97 85.00

199997 15-8-584

Account: R-001-6150

Number

Taken In By: OnOK
Item Num: 7

Wate moderated differen

USAUSHURUSHI CHKC

485,00

Please Make Checks Payable To: Baltimore County



111 West Chesapeake Avenue Towson, MD 21204

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be accessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, Will come from and should be remitted directly to the newspaper.

 NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONTING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:				
Item No.:				
Petitioner: Wark S. Morrill				
Location: 2300 Harris M.11 Roal				
PLEASE FORWARD ADVERTISING BILL TO:				
NAME: Mark S. Morrill				
ADDRESS: 2300 Harris Mill Road				
Parkton, MD 21120				
PHONE NUMBER: 343-1161				

λJ:ggs

TO: PUTUXENT PUBLISHING COMPANY
July 28, 1994 Issue - Jeffersonian

Please foward billing to:

Mark S. Morrill 2300 Harris Mill Road Parkton, Maryland 21120 343-1161

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204

Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 95-8-SPH (Item 7)

2300 Harris Mill Road

NE/S Harris Mill Road, 1200' E of c/l Mitchell Road

7th Election District - 3rd Councilmanic

Petitioner(s): Mark S. Morrill and Melinda B. Morrill

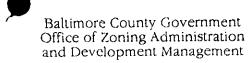
HEARING: FRIDAY, AUGUST 12, 1994 at 11 a.m. Rm. 106 County Office Bldg.

Special Hearing to approve a non-density transfer of an area of land zoned R.C.-2 to an appropriately zoned area, zoned R.C.-4, for the purpose of creating a single lot.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.

(2) FOR INFORMATION CONCERING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.





111 West Chesapeake Avenue Towson, MD 21204

(410) 887-3353

JULY 25, 1994

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204

Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 95-8-SPH (Item 7)

2300 Harris Mill Road

NE/S Harris Mill Road, 1200' E of c/l Mitchell Road

7th Election District - 3rd Councilmanic

Petitioner(s): Mark S. Morrill and Melinda B. Morrill

HEARING: FRIDAY, AUGUST 12, 1994 at 11 a.m. Rm. 106 County Office Bldg.

Special Hearing to approve a non-density transfer of an area of land zoned R.C.-2 to an appropriately zoned area, zoned R.C.-4, for the purpose of creating a single lot.

Arnold Jablon

Director

cc: Mark and Melinda Morrill

Richard E. Matz

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.

(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.

(3) FOR INFORMATION CONCERING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.





Baltimore County Government... Office of Zoning Administration and Development Management



111 West Chesapeake Avenue Towson, MD 21204

August 2, 1994

(410) 887-3353

Mr. & Mrs. Mark S. Morrill 2300 Harris Mill Road Parkton, MD 21120

> RE: Item No. 7, Case No. 95-8-SPH Petitioner: Mark S. Morrill, et ux Petition for Special Hearing

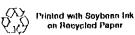
Dear Mr. & Mrs. Morrill:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e. Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on July 11, 1994, and a hearing scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by Zoning personnel.



Zoning Plans Advisory Committe Comments August 2, 1994 Page 2

- 2) Anyone using this system should be fully aware that they are responsible for the accuracy and completeness of any such petition. All petitions filed in this manner will be reviewed and commented on by Zoning personnel prior to the hearing. In the event that the peition has not been filed correctly, there is always a possibility that another hearing will be required or the Zoning Commissioner will deny the petition due to errors or imcompleteness.
- Attorneys, engineers and applicants who make appointments to file petitions on a regular basis and fail to keep the appointment without a 72 hour notice will be required to submit the appropriate filing fee at the time future appointments are made. Failure to keep these appointments without proper advance notice, i.e. 72 hours, will result in the forfeiture loss of the filing fee.

Very truly yours

W. Carl Richards, Jr. Zoning Coordinator

WCR:jw

Enclosures

Baltimore County Government Fire Department



700 East Joppa Road Suite 901 Towson, MD 21286-5500

(410) 887-4500

DATE: 07/27/94

Arnold Jablea Director Fouring Administration and Development Hanagement Baltimore County Office Building lowson, MD 21204 MAIL STUP- LIOS

RG: Property Owner: SEE RELOW

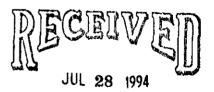
LOCATION: SEE BLOOK

item No.: SEE BELOW . Foring Agenda:

Gentlemen:

fursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time. IN REFERENCE TO THE FOLLOWING THEM NUMBERS: 7, 9, 10, 12 AND 13.



ZADM

REVIEWER: LT. ROBERT P. SAUFRWALD Fire Marshal Office, PHONE 887-4861, MS-1107F

Cos Hile

WAR SHOW I THE THE







 James Lightnizer Secretary Hal Kassoff Administrator

7-20-94

Ms. Charlotte Minton Zoning Administration and Development Management County Office Building Room 109 111 W. Chesapeake Avenue Towson, Maryland 21204

Re:

Baltimore County
Item No.: ¢ 7 (MJK)

Dear Ms. Minton:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,
Bob Small

DAVID N. RAMSEY, ACTING CHIEF-John Contestabile, Chief

Engineering Access Permits

BS/

My telephone number is _

Maryland Relay Service for Impaired Hearing or Speech 1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717 Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

INTER-OFFICE CORRESPONDENCE

August 2, 1994

TO:

Mr. Arnold Jablon, Director Zoning Administration and Development Management

FROM:

J. Lawrence Pilson Jup May

Development Coordinator, DEPRM

SUBJECT: Zoning Item #7 - Morrill Property

2300 Harris Mill Road

Zoning Advisory Committee Meeting of July 25, 1994

The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item.

Environmental Impact Review

Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains.

Agricultural Preservation Program

The request for a non-density transfer of the majority of the RC-2 to a proposed RC-4 lot is not for agricultural purposes. However, if the request is granted please require that the proposed subdivision of the RC-2 be done so as to not split up the prime and productive soil areas. This can be achieved by moving the proposed lot line to the existing windbreak that currently separates the existing garage and house from the remainder of the RC-2.

Ground Water Management

- Soil percolation tests must be conducted.
- Water wells must be drilled meeting the minimum Baltimore County Standards.

JLP:DL:WL:SF:sp

MORRILL/DEPRM/TXTSBP

1812 - 1

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director

DATE: August 3, 1994

Zoning Administration and Development Management

FROM: Pat Keller, Deputy Director

Office of Planning and Zoning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning and Zoning has no comments on the following petition(s):

Item Nos. 7 and 19. 95-8-SPH 8-12-94

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by:

Division Chief:

PK/JL:lw

Baltimore County Government Office of Zoning Administration and Development Management



111 West Chesapeake Avenue Towson, MD 21204

(410) 887-3353

August 4, 1994-

Mr. & Mrs. Mark S. Morrill 2300 Harris Mill Road Parkton, MD 21120

> Case No. 95-8-SPH, Item No. 7 RE: Mark S. Morrill, et ux Petition for Special Hearing

Dear Mr. & Mrs. Morrill:

Enclosed are copies of comments received from the Department of Environmental Protection and Resource Management and the State Highway Administration on August 4, 1994 for the above-referenced case.

If there are any questions, please do not hesitate to call me at 887-3391.

Sincerely,

Jenlie A. Winiarski Julie A. Winiarski Office Assistant

Enclosure

File behind

The case the 2 with 195-15

Here in the case the 2 with 195-15

Atlach to the Comment place in file p

CARLELL MED

BALTIMORE COUNTY, MARYLAN

SUBJECT:

CONCEPT PLAN COMMENTS

CPC DATE: 4/17/95 9:00 a.m., Room 301

FROM:

ZADM - DEVELOPMENT CONTROL

PROJECT NAME:

Morrill Property

Section 2

PLAN DATE: 2/28/95

REV.:

LOCATION:

NE/S Harris Road.

1250' +/- SE of centerline

Mitchell Road

11c5

REVISED PLAN KEY:

COMPLIANCE WITH COMMENT CHECKED

NON-COMPLIANCE IS CIRCLED

PROPOSAL:

DISTRICT:

Residential Develop. of R.C.-2/R.C.-4 Land

for 3 Single Family

Detached Dwellings

(BÁ) BE ADVISED (NOT NECESSARY FOR CONCEPT PLAN APPROVAL, BUT MUST BE ADDRESSED

PRIOR TO FINAL ZONING APPROVAL)

ADDITIONAL COMMENTS ADDED LAST BY PLAN DATE

The plan has been reviewed by the staff at this level of detail and with the exception of comments #1 and #2, has been found to be in general compliance with the Baltimore County Zoning Regulations (BCZR). The following additional advisory comments are generalized for the concept plan and they do not identify all details and inherent technical zoning requirements necessary in order to determine final compliance with these regulations. To avoid any possible delays in the development review and zoning approval process, when these details and final technical information are identified or changed, this office should be contacted and it should be the responsibility of the owner, developer or developer's engineer to rectify any zoning conflicts well in advance of any expected final approvals. The intent of the developer must be clear on the plan, including any previous and proposed zoning hearing requests. Only if necessary, will the following comments be up-dated and/or supplemented during review of the zoning final development plan.

- As discussed by telephone with the developer's engineer, the plan appears to be in conflict with 1. restriction #3 of zoning order #95-8-SPH. A special hearing is indicated to amend the aforementioned order.
- The "Site Data" chart does not include all of the lots. Correct as necessary. 2.
- An overall density/final development plan is required prior to building permit approval. Said 3. plan must include the adjoining Ashe minor subdivision (#90-124-M).

MICKUFILMED

(Over)

CONCEPT PLAN COMMENTS

PROJECT NAME: Morrill Property, Section 2

CPC DATE: 4/17/95

PAGE 2

- 4. Plan must be sealed.
- 5. Provide a zoning history for this tract.

JOSEPH C. MERREY

Planner

JCM:scj

c: zoning case #95-8-SPH minor subdivision #90-124-M

ordstatististis in

8/8/44 7063

RE: PETITION FOR SPECIAL HEARING * 2300 Harris Mill Road, NE/S Harris Mill Rd, 1200' E of c/l Mitchell Rd * 7th Election Dist., 3rd Councilmanic

Mark S. Morrill, et ux. Petitioners

BEFORE THE

ZONING COMMISSIONER

OF BALTIMORE COUNTY

CASE NO. 95-8-SPH

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the abovecaptioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Marl Zimmerman
PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

Clarole S. Demilio

CAROLE S. DEMILIO

(410) 887-2188

Deputy People's Counsel Room 47, Courthouse 400 Washington Avenue Towson, MD 21204

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this Appearance was mailed to Richard E. Matz, 3723 Old Court Road, Suite 206, Baltimore, MD 21208, representative for Petitioners.

PETER MAX ZIMMERMAN

Peter Max Zimmerman



August 8, 1994

Mr. Wally Lippincott
Department of Environmental Protection
and Resource Management
401 Bosley Avenue
Towson, MD 21204

SUBJECT: Morrill Property

Dear Mr. Lippincott:

I am the owner of the above-mentioned property and presently live in the existing house on the property. The fields in the front and rear of my house were fallow this year as I recently purchased the property.

I intend to farm both fields for at least the next six years.

Very truly yours,

Mark Morrill

080894.lip

PETITIONER'S EXHIBIT NO. 2

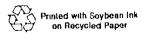
PROTESTANT (S) SIGN-IN SHEET

NAME	ADDRESS
Dr. Richard W. McQuaid	1501 Harris Mill Rd. Parleton
Dr. Richard W. McQuaid	1501 Harris Mill Rd. Parleton 21

PETITIONER(S) SIGN-IN SHEET

NAME	ADDRESS
MARK MORRILL	2300 HARRIS MILL RO.
	2300 HARRIS MILL RO. PANKTON MD. 21120
Robert S Rosenfett, P.E.	Colbert Mate Resente 14 Was 15-16
	fult up ziros
The second secon	

The second second





Pet 3 A



Pet 3B



Pet 3C



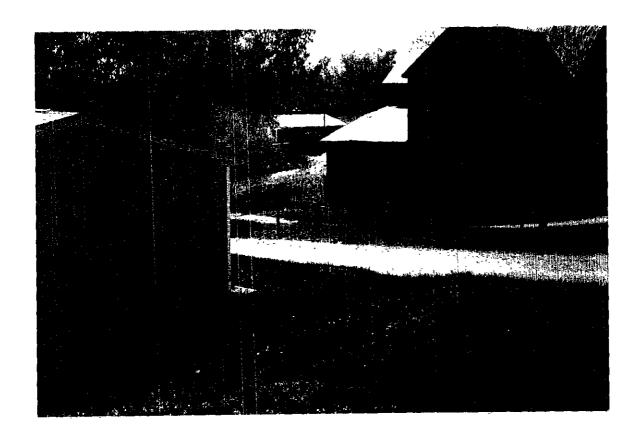
Pet 3D



Pet 3E



Pet 3F



Pet 3 G



Pet 3H

PREPARED BY AIR PHOTOGRAPHICS, INC. MARTINSBURG, W.V. 25401

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

GORSUCH

MILLS

NORTH

유

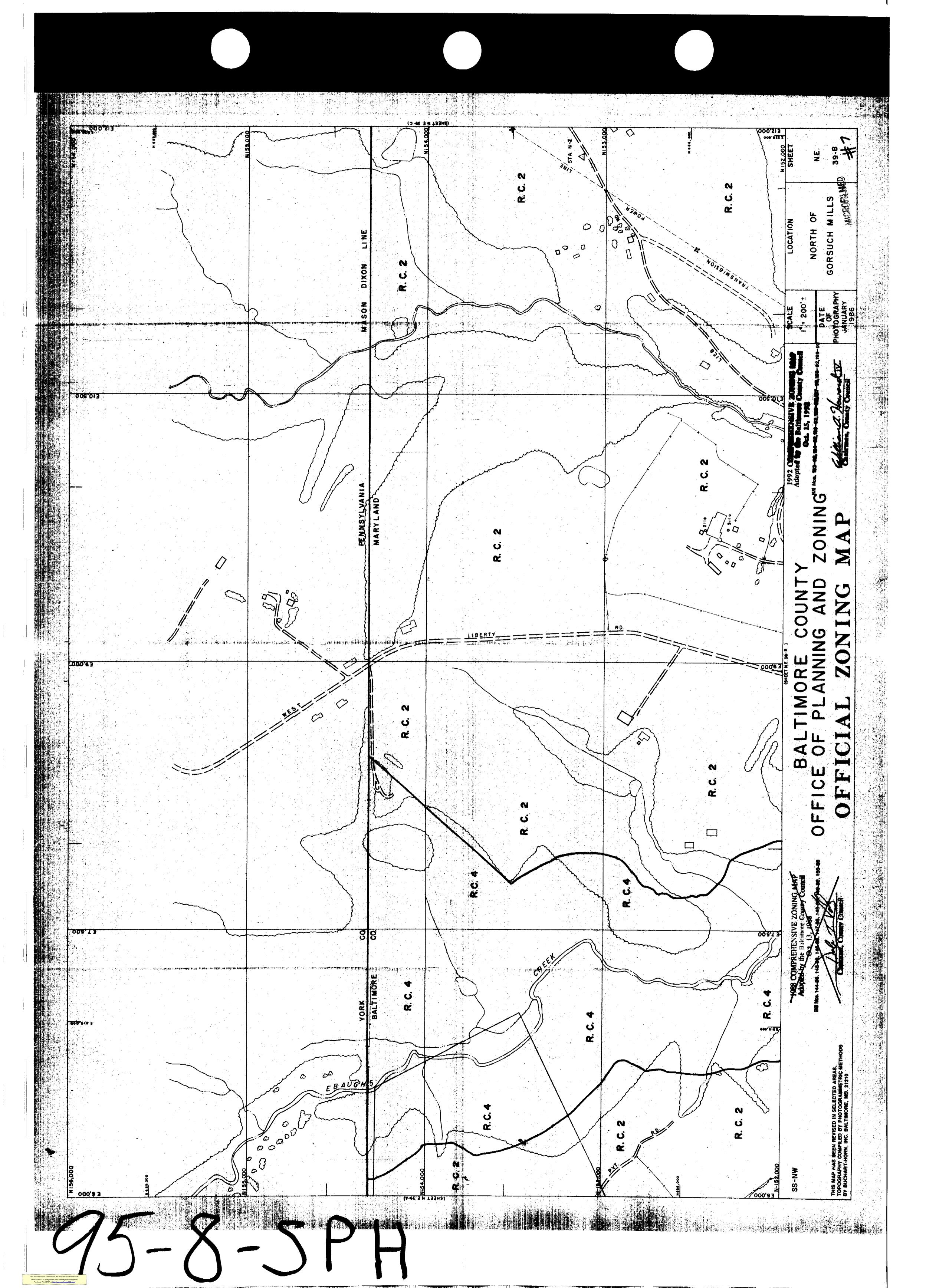


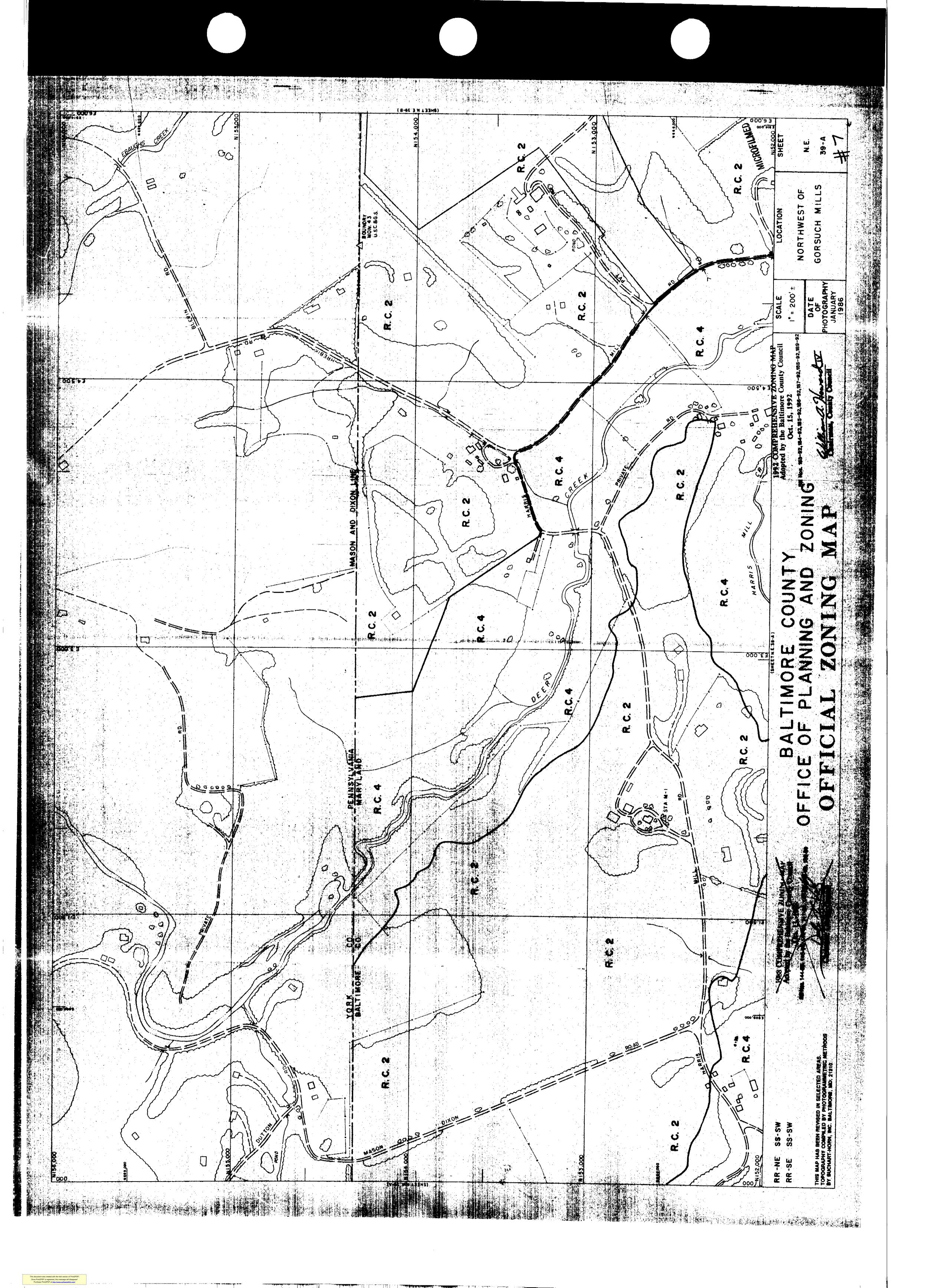
OFFICE OF PLANNING AND ZONING PHOTOGRAPHIC MAP

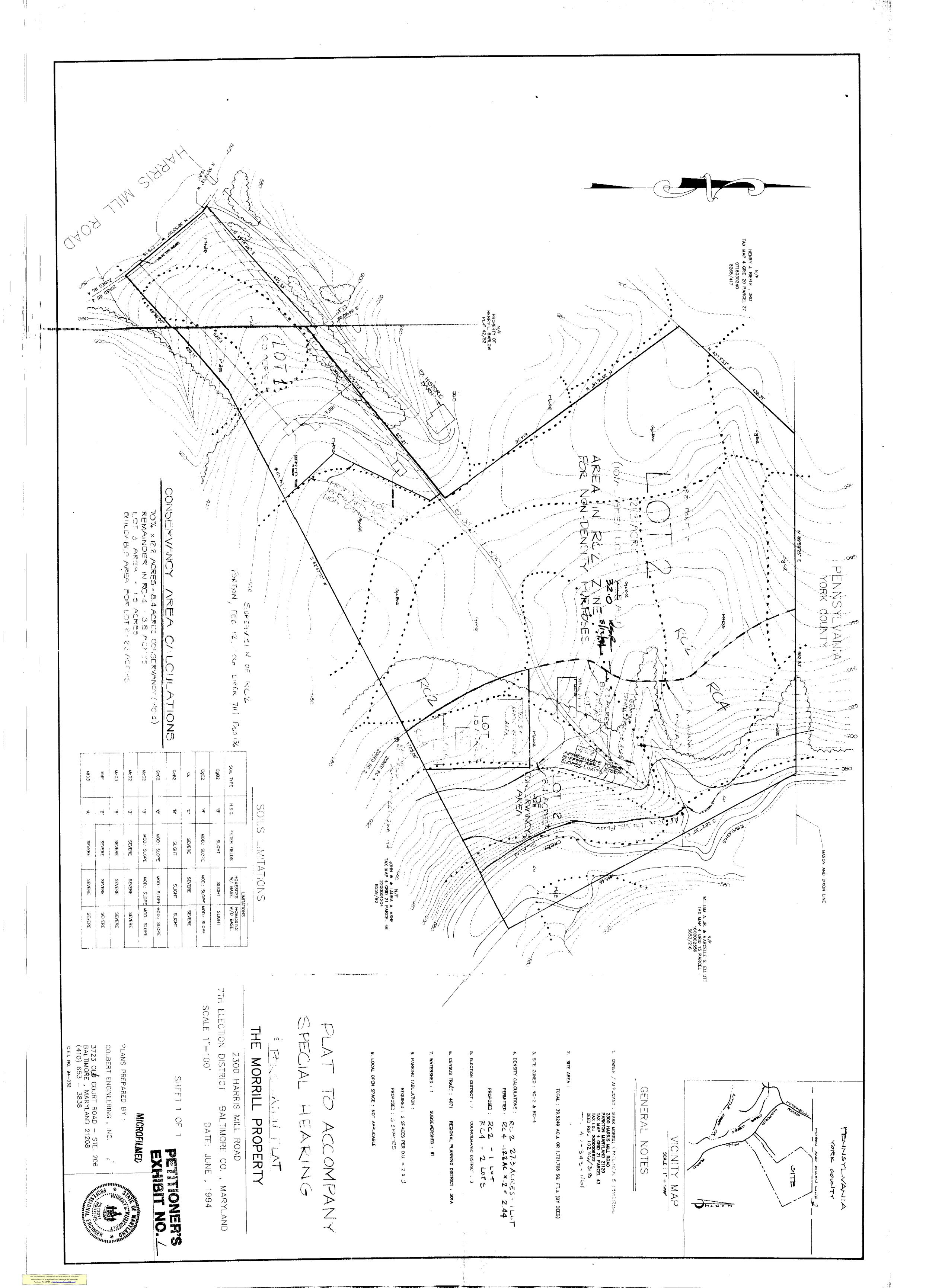


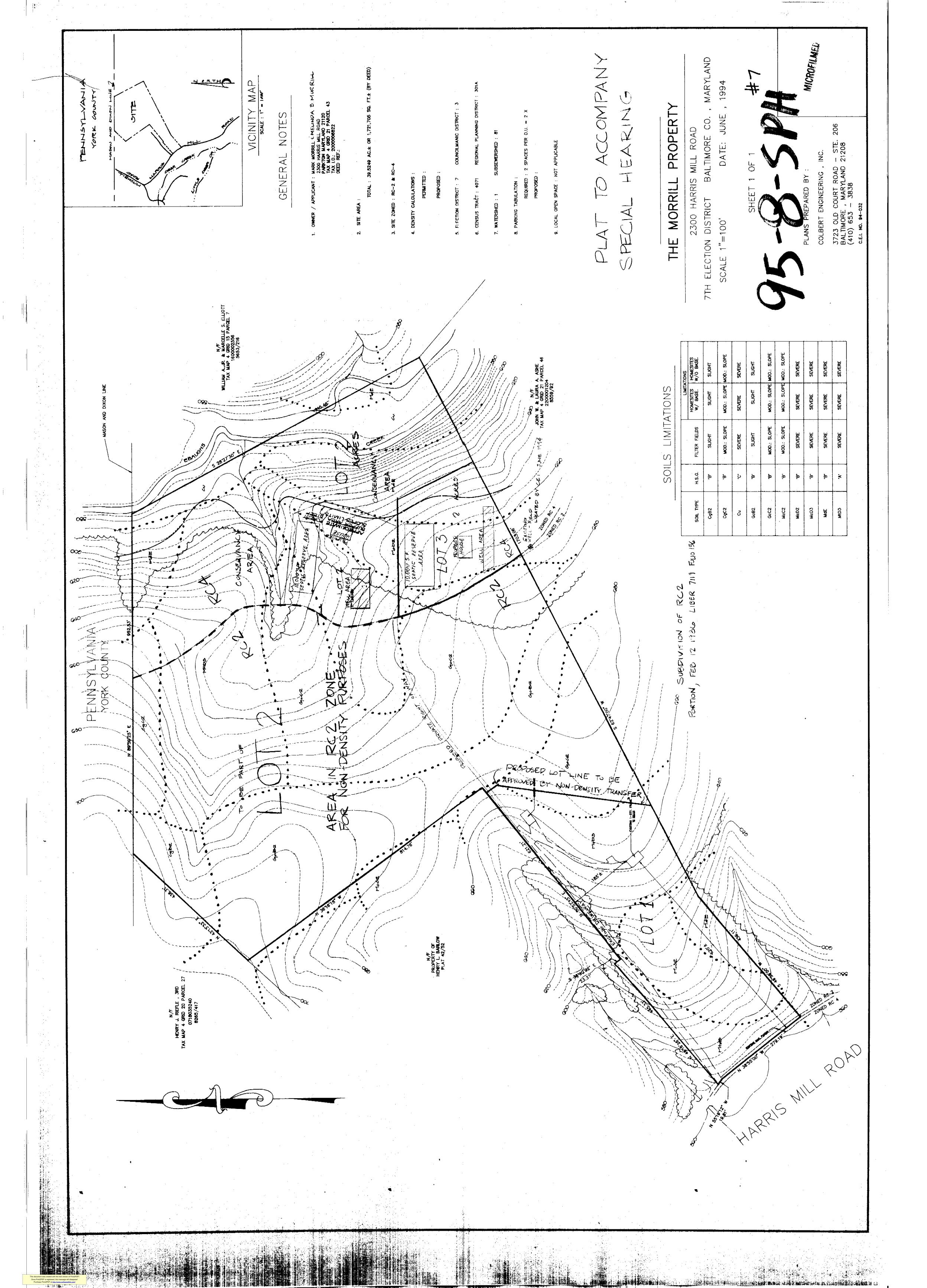
GORSUCH MILLS

NORTHWEST









IN RE: PETITION FOR SPECIAL HEARING * NE/S Harris Mill Rd., 1200 ft. E of c/l Mitchell Road

ZONING COMMISSIONER 2300 Harris Mill Road * OF BALTIMORE COUNTY 7th Election District CASE No. 95-8-SPH 3rd Councilmanic District

Mark S. Morrill, et ux Petitioners

> ***** FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Special Hearing for the property located at 2300 Harris Mill Road in the northern section of Baltimore County. The Petition is filed by Mark S. Morrill and Melinda B. Morrill, his wife, property owners. Relief is requested to permit a non-density transfer of an area of land zoned R.C.2 to an appropriately zoned area, zoned R.C.4, for the purpose of creating a single building lot. The requested relief and subject property are more particularly shown on Petitioners' Exhibit No. 1, the plat to accompany the Petition for Special Hearing.

Appearing at the requisite public hearing held for this case was Mark S. Morrill, one of the property owners. Also present was Robert S. Rosenfelt, a professional engineer from Colbert, Matz, Rosenfelt & Woolfolk, Inc. Appearing as interested persons/Protestants were Dr. Richard W. McQuaid and Gloria McQuaid, his wife, residents of the subject locale.

Testimony and evidence offered was that the entire tract at issue is 39.52 acres and is located in northern Baltimore County. In fact, the northern border of the site abuts the Mason-Dixon line and Pennsylvania. The property is split zoned, with approximately 27.3 acres zoned R.C.2 and 12.2 acres zoned R.C.4. Presently, the site is improved with a single family dwelling located on that portion of the site known as lot No. 1. Lot No. 1 contains six acres and has frontage on Harris Mill Road. The rear of the

property is unimproved and is shown on the site plan as proposed lots 2 and 3. Lot No. 2 will be the largest lot, containing approximately 32 acres. A single family dwelling will be constructed on that lot. Lot No. 3 will be 1.5 acres and is also shown for construction as a single family dwelling. Apparently, lot No. 3 will not be developed immediately but is proposed for future construction. Moreover, a large conservancy area will be dedicated of that portion of the property zoned R.C.4, as shown on the site plan.

Mr. Morrill indicated that he and his wife presently live on lot No. 1. However, if the special hearing relief is granted, the lot will be sold and he will occupy the proposed house on lot No. 2. As noted above, lot No. 3 is planned as an option for future development.

In addition to the site plan, other exhibits were offered at the hearing, including photographs and a copy of a letter from Mr. Morrill to Wally Lippincott of the Department of Environmental Protection and Resource Management (DEPRM). The photographs show the use of the site including the farming activities which occur thereon. Moreover, Mr. Morrill's letter indicates that he intends to farm both fields to the front and rear of the existing house through the next six years. A Zoning Plans Advisory Committee (ZAC) comment was also received from DEPRM. That agency does not object to the proposed plan for so long as development of the property complies with environmental regulations and the proposed subdivision of the R.C.2 portion of the property does not split up the prime and productive soil areas. The Petitioner indicated a willingness at the hearing to abide by DEPRM's recommendations in this regard. Thus, development of the site will be subject to DEPRM's approval and compliance with the items contained within their ZAC comment dated August 2, 1994.

Dr. McQuaid indicated that he does not oppose the request, per se, for so long as DEPRM's requirements are observed and the agricultural use of the property is not disrupted. However, he voiced a concern relating to the potential access to the rear lots. Specifically, he questioned whether the subject site complies with Section 26-266 of the Baltimore County Code, which relates to panhandle driveways. In this regard, the site plan shows an existing 30 ft. right of way which leads from Harris Mill Road to the interior of the site. Vehicular access to the existing dwelling on lot No. 1, as well as the proposed houses on lots 2 and 3 will be by way of this existing right of way. Indeed, it appears that the right of way would be considered a panhandle driveway, as that term was defined in Section 26-168 of the Baltimore County Code. Clearly, the access road will serve all three lots and provide vehicular access to the local street (Harris Mill Road). Under Section 26-266, certain standards are set forth for panhandle driveways. However, Section 26-266(10) provides the Director of Planning with the authority to grant a waiver from these requirements under certain circumstances. This waiver is to be granted by the Director of Planning and not by the Zoning Commissioner. Thus, although granting the special hearing relief, I will require the Petitioner to satisfy the requirements contained in Section 26-266 of the Code, or obtain the necessary waiver therefrom.

as restricted by the provisions hereinabove referred to. That is, I am persuaded that a grant of the special hearing will not be detrimental to the surrounding locale and will be in accordance with the spirit and intent of the zoning regulations. Thus, the Petition for Special Hearing will be granted.

As to the special hearing relief, it appears that same is appropriate

LAWRENCE E. SCHMIDT Zoning Commissioner for

for Special Hearing should be granted.

precedent to the relief granted herein:

condition.

August 2, 1994.

Baltimore County

density units to offsite properties.

Pursuant to the advertisement, posting of the property, and public

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County

hearing on this Petition held, and for the reasons given above, the Petition

this 30 day of November, 1994 that approval to permit a non-density trans-

fer of an area of land zoned R.C.2 to an appropriately zoned area, zoned

R.C.4, for the purpose of creating a single building lot, be and is hereby

GRANTED subject, however, to the following restrictions which are conditions

1. The Petitioners are hereby made aware that

until such time as the 30 day appellate process

reason, this Order is reversed, the Petitioners

would be required to return, and be responsible

for returning, said property to its original

2. The Petitioners shall comply with all

recommendations and requirements of DEPRM

relating to the development of this site,

including, but not limited to, those comments

contained within the ZAC comment from DEPRM dated

3. There shall be no additional subdivision of the entire tract other than as shown on the site

plan. Moreover, there shall be no transfers of

from this Order has expired. If, for whatever

proceeding at this time is at their own risk

Baltimore County Government Zoning Commissioner Office of Planning and Zoning

Suite 112 Courthouse 400 Washington Avenue Towson, MD 21204

(410) 887-4386

November 29, 1994

Mr. and Mrs. Mark S. Morrill 2300 Harris Mill Road Parkton, Maryland 21120

> RE: Case No. 95-8-SPH Petition for Special Hearing Mark and Melinda B. Morrill, Petitioners Location: 2300 Harris Mill Road

Dear Mr. and Mrs. Morrill:

Enclosed please find the decision rendered in the above captioned case. The Petition for Special Hearing has been granted, with restrictions, in accordance with the attached Order.

In the event any party finds the decision rendered unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Appeals Clerk at 887-3391.

> Very truly yours, LAWRENCE E. SCHMIDT Zoning Commissioner

for Baltimore County

cc: Mr. Robert S. Rosenfelt, P.E.

Petition for Special Hearing
to the Zoning Commissioner of Baltimore County for the property located at 2300 HARRIS MILL ROAD

which is presently zoned R.C. 2 & R.C. 4 This Petition shall be flied with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve A NON-DENSITY TRANSFER OF AN AREA OF LAND ZONED R.C. 2 TO AN APPROPRIATELY ZONED AREA ZONED R.C. 4 FOR THE PURPOSE OF CREATING A SINGLE LOT.

Property is to be posted and advertised as prescribed by Zoning Regulations. i, or we, agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

		I/We do solemnly declare and affirm, under the penalties of p legal owner(s) of the property which is the subject of this Petition	
ontract Purchaser/Lessee:		Legal Owner(s):	
		MARK S. MORRILL	
ype or Print Name)	·	(Type or Print Name) Mach 5. Mouse	
gnature	·	Signature	
		MELINDA B. MORRILL	
ddress		(Type or Print Name)	•
		meliaber B. Morniel	
ity State	Zipcoda	Signature	
•		2300 HARRIS MILL ROAD	343-1161
itomey for Petitioner:		Address	Phone No.
		PARKTON, MD 21120	
Type or Print Name)	· · · · · · · · · · · · · · · · · · ·	City State Name, Address and phone number of representative to be co	Zipcode ontacted.
		RICHARD E. MATZ	
lignature		3723 OLD COURT ROAD, STE. 2	206 653–3838
Address Phor	e No.	BALTIMORE, MD 21208	Phone No.
-A.			

IEVIEWED BY: 200 K DATE 7/11/44

COLBERT ENGINEERING, INC. 95-8-5PH

3723 OLD COURT ROAD • SUITE 206

BALTIMORE, MARYLAND 21208 PHONE: (410) 653-3838 FAX: (410) 653-7953

ZONING DESCRIPTION 2300 HARRIS MILL ROAD FOR THE MORRILL PROPERTY ELECTION DISTRICT 7 - COUNCILMANIC DISTRICT 3

BEGINNING AT A POINT ON THE NORTH SIDE OF HARRIS MILL ROAD WHICH IS 60 FEET WIDE AT A DISTANCE OF 1,200 FEET EAST OF THE CENTERLINE OF THE NEAREST IMPROVED INTERSECTING STREET, MITCHELL ROAD (ALSO KNOWN AS STEWARTSTOWN ROAD) AS RECORDED IN LIBER 10236 FOLIO 318. BEGINNING AT A POINT IN HARRIS MILL ROAD THE FOLLOWING COURSES:

Τ)	NORTH	49	DEGREES	16	MINUTES	26	SECONDS	EAST.	445.33	: एजजन	
2)	SOUTH	36	DEGREES	40	MINUTES	02	SECONDS	EAST.	23.37 F	'EET'	
3)	NORTH	50	DEGREES	57	MINUTES	13	SECONDS	EAST	621 21	EFFT.	
4)	NORTH	36	DEGREES	16	MINITES	18	SECONDS	WEST	814 76		
5)	NORTH	43	DEGREES	13	MINITES	33	SECONDS	FACT	420 21	reer,	
6)	NORTH	89	DEGREES	50	MINUTES	25	SECONDS	waen,	420.31	FART;	
7)	SOUTH	28	DECEPTE	27	CATUMINA	20	SECONDS	EWOI,	772.73	FEET;	
		62	DECKEES	47	MINUTES	20	SECONDS	EAST,	915.46	PEET;	
9)	SOLIME	40	DEGREES	4/	MINUTES	00	SECONDS	WEST,	T,703.0	6 FEET;	
101	MODER	77	DEGREES	39	MINUTES	00	SECONDS	WEST,	439.11	FEET;	
10/	MORTH	38 55	DEGREES	55	MINUTES	00	SECONDS	WEST,	279.19 E	'EET; AN	D
TT 7 00	NORTH	3 5	DEGREES	19 1	MINUTES :	L2 S	SECONDS W	IEST, 1	9.81 FE	ET TO TH	E
PLACE	OF BE	GI	NNING ANI	D C	ONTAINING	3 3	9.525 AC	RES OF	LAND.		

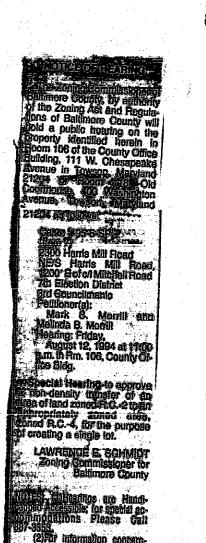
#94032 - 7/1/94



CIVIL ENGINEERS . LAND SURVEYORS

95-8-5PA CERTIFICATE OF POSTING

ZONING DEPARTMENT OF Townson, I	
Posted for: Special Hearing	Date of Posting 7/23/94
Petitioner: Mork & Molin da Mor Location of property: 2-300 Horn's Mill R.	
Location of Signs: Faci-ray You d way on	
	while of the terms
Posted by Signature Number of Signe:	Date of return: 7/29/94



CERTIFICATE OF PUBLICATION

THIS IS TO CERTIFY, that the anaexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of ____ successive

Zoning Administration & Decemberation Alemone engage wit 100 Test Chernyanike svonde

Date 7/11/44

Account: R-001-6150

Take, In By: MOK Item Num: 7

Mark S. Morrill - 2300 Harris mill look

Total - 91 85.00

02402805026TCHEC Please Make Checks Payable To: Baltimore County

Baltimore County Government...

Office of Zoning Administration

and Development Management

111 West Chesapeake Avenue Towson, MD 21204

(410) 887-3353

Mr. & Mrs. Mark S. Morrill 2300 Harris Mill Road Parkton, MD 21120

> RE: Item No. 7, Case No. 95-8-SPH Petitioner: Mark S. Morrill, et ux Petition for Special Hearing

Dear Mr. & Mrs. Morrill:

Printed with Soybean Ink

on Recycled Paper

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e. Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on July 11, 1994, and a hearing scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by Zoning personnel.

Baltimore County Government Office of Zoning Administration and Development Management

111 West Chesapeake Avenue Towson, MD 21204

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

1) Posting fees will be accessed and paid to this office at the time of filing.

2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper. NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

For newspaper advertising: Item No.:______ Petitioner: Wark S. Morrill Location: 2300 Harris M.11 Roal PLEASE FORWARD ADVERTISING BILL TO: NAME: Mark 5 Morrill

ADDRESS: 2300 Harris Mill Road Parkton, MD 21120 PHONE NUMBER: 343-1161

(Revised 04/09/93)

Baltimore County Government Fire Department

700 East Joppa Road Suite 901 Towson, MD 21286-5500

(410) 887-4500

DATE: 07/27/94

Arnold Jablon Director Zoning Administration and Development Management Baltimore County Office Building Towson, MD 21204 MAIL STOP-1105

RE: Property Owner: SEE BELOW LOCATION: SEE BELOW

Item No.: SEE BELOW

Gentlemen:

• • •

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

Zoning Agenda:

8. The Fire Marshal's Office has no comments at this time. IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 7, 9, 10, 12 AND 13.



REVIEWER: LT. ROBERT P. SAUERWALD Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File Printed on Recycled Paper

TO: PUTUXENT PUBLISHING COMPANY July 28, 1994 Issue - Jeffersonian

Please foward billing to:

Mark S. Morrill 2300 Harris Mill Road Parkton, Maryland 21120

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204

Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 95-8-SPH (Item 7) 2300 Harris Mill Road NE/S Harris Mill Road, 1200' E of c/l Mitchell Road 7th Election District - 3rd Councilmanic

Petitioner(s): Mark S. Morrill and Melinda B. Morrill HEARING: FRIDAY, AUGUST 12, 1994 at 11 a.m. Rm. 106 County Office Bldg.

Special Hearing to approve a non-density transfer of an area of land zoned R.C.-2 to an appropriately zoned area, zoned R.C.-4, for the purpose of creating a single lot.

LAWRENCE E. SCHMIDT ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353. (2) FOR INFORMATION CONCERING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

Baltimore County Government Office of Zoning Administration and Development Management

(410) 887-3353

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204

Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 95-8-SPH (Item 7) 2300 Harris Mill Road NE/S Harris Mill Road, 1200' E of c/l Mitchell Road 7th Election District - 3rd Councilmanic Petitioner(s): Mark S. Morrill and Melinda B. Morrill HEARING: FRIDAY, AUGUST 12, 1994 at 11 a.m. Rm. 106 County Office Bldg.

Special Hearing to approve a non-density transfer of an area of land zoned R.C.-2 to an appropriately zoned area, zoned R.C.-4, for the purpose of creating a single lot.

cc: Mark and Melinda Morrill Richard E. Matz

111 West Chesapeake Avenue

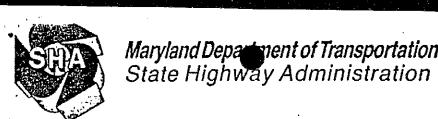
JULY 25, 1994

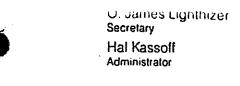
Towson, MD 21204

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE. (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353. (3) FOR INFORMATION CONCERING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

Printed with Soybean Ink

. . .





7-20-94

Re: Baltimore County Ms. Charlotte Minton Item No.: & 7 (MJK) Zoning Administration and Development Management County Office Building 111 W. Chesapeake Avenue

Dear Ms. Minton:

Towson, Maryland 21204

Room 109

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

DAVID N. RAMSEY, ACTING CHIEF Engineering Access Permits

My telephone number is _____ Maryland Relay Service for Impaired Hearing or Speech 1-800-735-2258 Statewide Toll Free Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717 Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

and the second s

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

INTER-OFFICE CORRESPONDENCE

August 2, 1994

Mr. Arnold Jablon, Director Zoning Administration and Development Management

J. Lawrence Pilson Jul May Development Coordinator, DEPRM

SUBJECT: Zoning Item #7 - Morrill Property 2300 Harris Mill Road Zoning Advisory Committee Meeting of July 25, 1994

The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item.

Development of the property must comply with the Regulations for the

Environmental Impact Review

Protection of Water Quality, Streams, Wetlands and Floodplains.

Agricultural Preservation Program

The request for a non-density transfer of the majority of the RC-2 to a proposed RC-4 lot is not for agricultural purposes. However, if the request is granted please require that the proposed subdivision of the RC-2 be done so as to not split up the prime and productive soil areas. This can be achieved by moving the proposed lot line to the existing windbreak that currently separates the existing garage and house from the remainder of the

Ground Water Management

- Soil percolation tests must be conducted.

- Water wells must be drilled meeting the minimum Baltimore County

JLP:DL:WL:SF:sp MORRILL/DEPRM/TXTSBP BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon, Director Zoning Administration and Development Management

DATE: August 3, 1994

FROM: Pat Keller, Deputy Director Office of Planning and Zoning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning and Zoning has no comments on the following petition(s):

Item Nos. 7 and 19. 95 - SPH 8-12-74

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

ZAC.7/PZONE/ZAC1

RE: PETITION FOR SPECIAL HEARING * 2300 Harris Mill Road, NE/S Harris Mill Rd, 1200' E of c/l Mitchell Rd * 7th Election Dist., 3rd Councilmanic

Petitioners

ZONING COMMISSIONER OF BALTIMORE COUNTY Mark S. Morrill, et ux. CASE NO. 95-8-SPH

ENTRY OF APPEARANCE

* * * * * * * * * *

Please enter the appearance of the People's Counsel in the abovecaptioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

> Peter May Zenneman People's Counsel for Baltimore County Osulos, Bemilia CAROLE S. DEMILIO

Deputy People's Counsel Room 47, Courthouse 400 Washington Avenue Towson, MD 21204 (410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this day of August, 1994, a copy of the foregoing Entry of Appearance was mailed to Richard E. Matz, 3723 Old Court Road, Suite 206, Baltimore, MD 21208, representative for Petitioners.

Peter Max Einmonnen

Baltimore County Government Office of Zoning Administration and Development Management



111 West Chesapeake Avenue Towson, MD 21204

(410) 887-3353

August 4, 1994

Mr. & Mrs. Mark S. Morrill 2300 Harris Mill Road Parkton, MD 21120

> RE: Case No. 95-8-SPH, Item No. 7 Mark S. Morrill, et ux Petition for Special Hearing

Dear Mr. & Mrs. Morrill:

Enclosed are copies of comments received from the Department of Environmental Protection and Resource Management and the State Highway Administration on August 4, 1994 for the above-referenced case.

If there are any questions, please do not hesitate to call me at 887-3391.

Sincerely,

Julie A. Wentarski

Julie A. Winiarski

Enclosure

File behind

The case the 2 with 195-15

Then in the case the 2 with 195-15

Alloch to the comment place in file

Alloch to the comment place in file

Printed with Soybean Ink on Recycled Paper

August 8, 1994

Mr. Wally Lippincott Department of Environmental Protection and Resource Management 401 Bosley Avenue Towson, MD 21204

SUBJECT: Morrill Property

Dear Mr. Lippincott:

I am the owner of the above-mentioned property and presently live in the existing house on the property. The fields in the front and rear of my house were fallow this year as I recently purchased the

I intend to farm both fields for at least the next six years.

Very truly yours, Mark Morrill

080894.lip

PETITIONER'S EXHIBIT NO. 2 BALTIMORE COUNTY, MARYLAND

CONCEPT PLAN COMMENTS CPC DATE: 4/17/95 9:00 a.m., Room 301 ZADM - DEVELOPMENT CONTROL

PROJECT NAME: Morrill Property PLAN DATE: 2/28/95 REV.:

LOCATION: NE/S Harris Road, 1250' +/- SE of centerline Mitchell Road

REVISED PLAN KEY:

(X) COMPLIANCE WITH COMMENT CHECKED
(O) NON-COMPLIANCE IS CIRCLED
(BA) BE ADVISED (NOT NECESSARY FOR CONCEPT
Of R.C.-2/R.C.-4 Land
for 3 Single Family
Detached Dwellings

REVISED PLAN KEY:

(X) COMPLIANCE WITH COMMENT CHECKED
(D) NON-COMPLIANCE IS CIRCLED
(BA) BE ADVISED (NOT NECESSARY FOR CONCEPT
PLAN APPROVAL, BUT MUST BE ADDRESSED
PRIOR TO FINAL ZONING APPROVAL)
ADDITIONAL COMMENTS ADDED LAST BY PLAN DATE DISTRICT:

The plan has been reviewed by the staff at this level of detail and with the exception of comments #1 and #2, has been found to be in general compliance with the Baltimore County Zoning Regulations

(BCZR). The following additional advisory comments are generalized for the concept plan and they do not identify all details and inherent technical zoning requirements necessary in order to determine final compliance with these regulations. To avoid any possible delays in the development review and zoning approval process, when these details and final technical information are identified or changed, this office should be contacted and it should be the responsibility of the owner, developer or developer's engineer to rectify any zoning conflicts well in advance of any expected final approvals. The intent of the developer must be clear on the plan, including any previous and proposed zoning hearing requests. Only if necessary, will the following comments be up-dated and/or supplemented during review of the zoning final development plan.

- As discussed by telephone with the developer's engineer, the plan appears to be in conflict with restriction #3 of zoning order #95-8-SPH. A special hearing is indicated to amend the aforementioned order.
- 2. The "Site Data" chart does not include all of the lots. Correct as necessary.
- 3. An overall density/final development plan is required prior to building permit approval. Said plan must include the adjoining Ashe minor subdivision (#90-124-M).

CONCEPT PLAN COMMENTS PROJECT NAME: Morrill Property, Section 2 CPC DATE: 4/17/95 PAGE 2

4. Plan must be sealed.

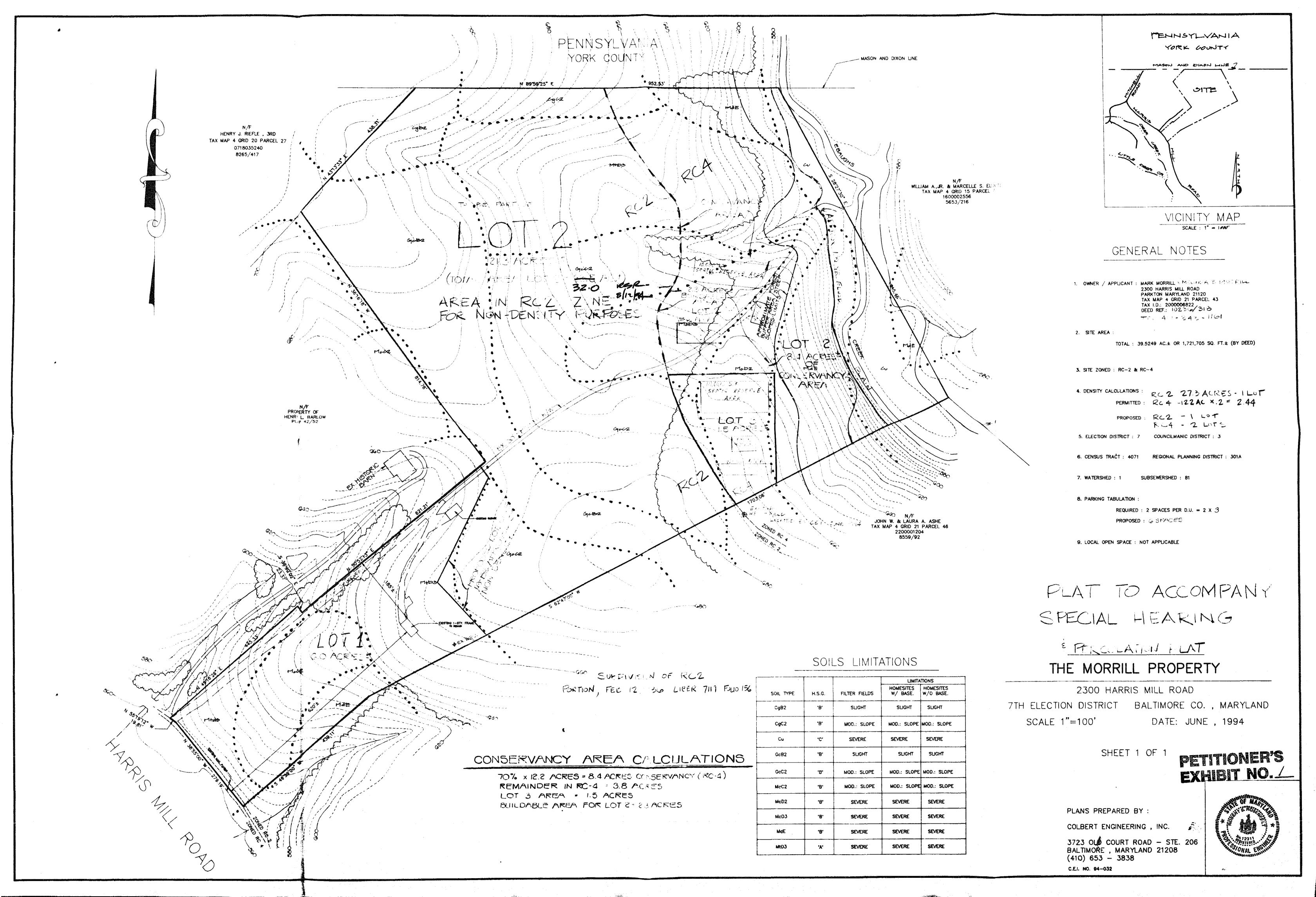
5. Provide a zoning history for this tract.

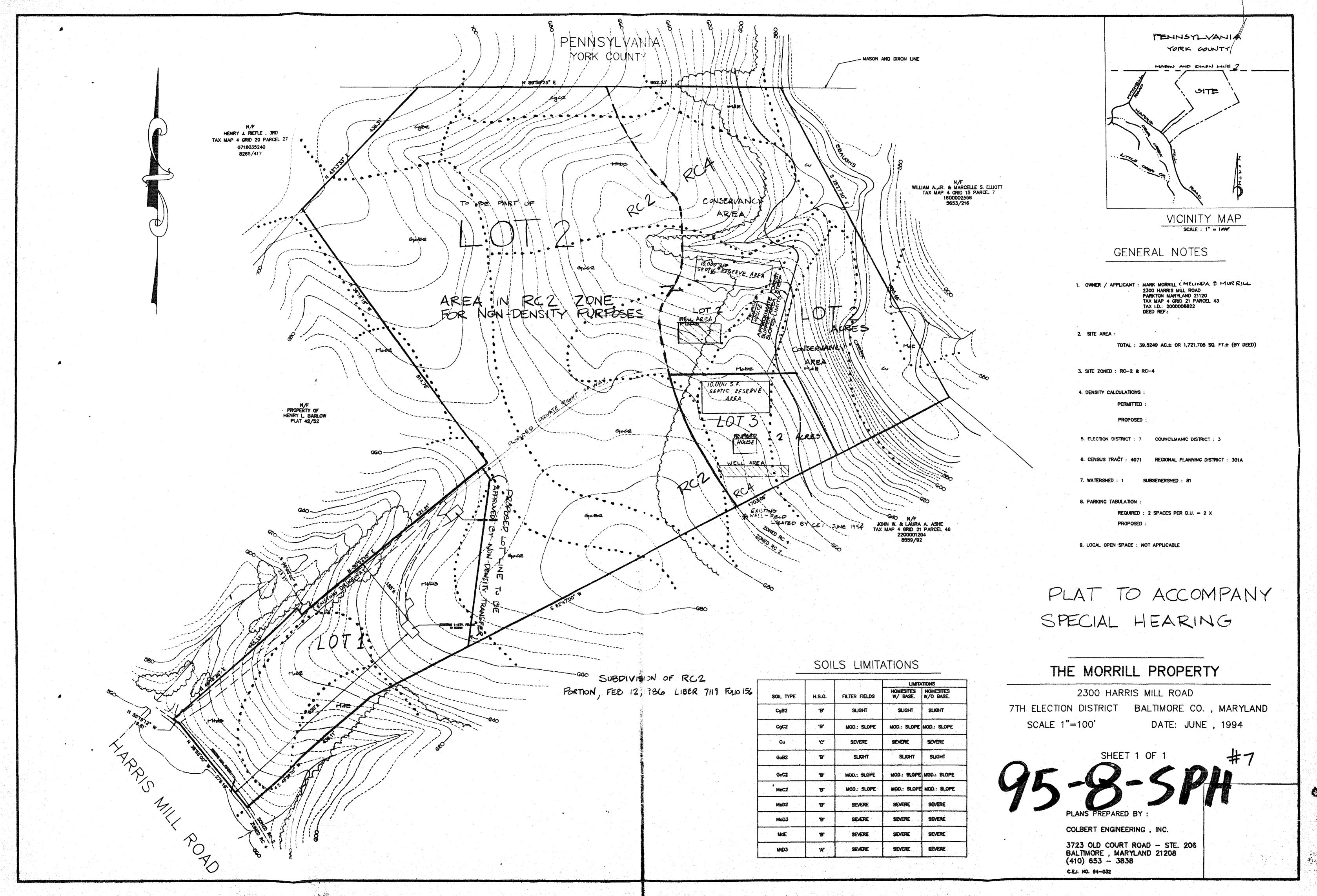
JCM:sci

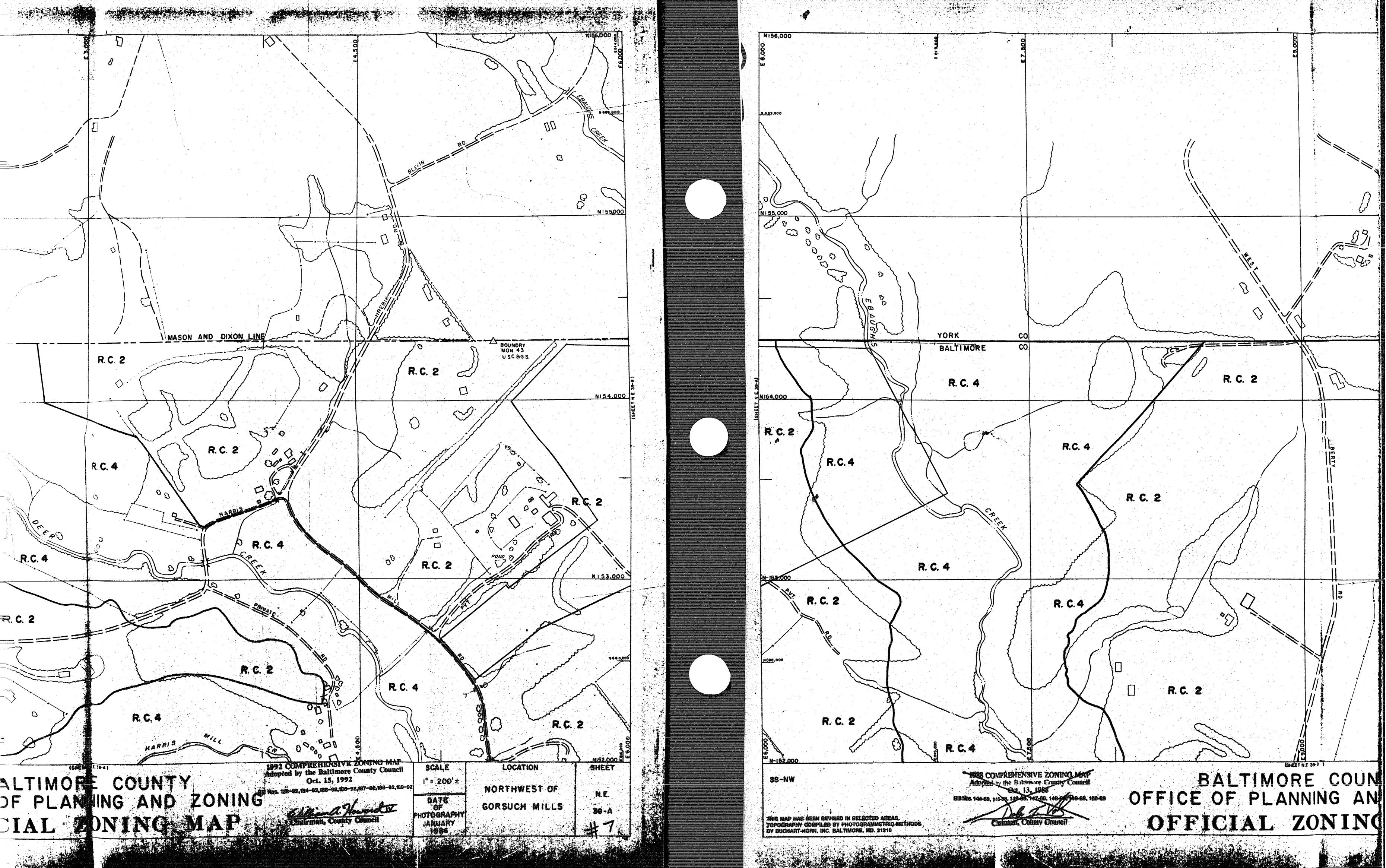
. ...

c: zoning case #95-8-SPH minor subdivision #90-124-M

PROTESTANT(S) SIGN-IN SHEET PLEASE PRINT CLEARLY Dr. Richard W. Mc Quaid 1501 Harris Mill Rd. Parleton 1501 Harri mil Rd. Barkton 21/20 PETITIONER(S) SIGN-IN SHEET PLEASE PRINT CLEARLY MARK MORRILL 2300 HARRES MILL RO. PANKTON MD. 21120 Colbert, Matz lesenfelt Walfile 3723 Old Ct. Rd But 2006 Balt MD ZIZOR Robert S Rosenfett, P.E.











BALTIMORE COUNTY
OFFICE OF PLANNING AND Z
PHOTOGRAPHIC MAR

REPARED BY AIR PHOTOGRAPHICS, INC.